

Planning, Design, Heritage & Access Statement

Vacant land adjacent Unit 14 Randles Rd, Knowsley Industrial Estate

Our Ref: 220-2450 Rev A.

Version	Details
-	Original
Rev A	Revised 15 September 2021 to provide additional information for the planning application as requested by Knowsley Council.

1 Introduction

Due to increasing business expansion, the applicant, MJQuinn, requires additional parking, storage space, and compliant telegraph pole storage. The proposal is to expand their existing yard into the vacant land adjacent to Unit 14.

2 Proposed Works

- 2.1 Perimeter “V mesh” security fencing to the perimeter of the site – 2m high to match existing, which is shown below for reference.



- 2.2 Removal of a section of existing fencing and expansion of the car parking area;
2.3 New access from Randles Road directly onto the site. 6m wide x 2m high steel gates to be installed to match the existing security gates, shown below for reference.



- 2.4 Security barrier for working hours access control, the proposed new main gates at the new entrance from Randles Road will be left open as above during working hours. The proposal is for a 6m wide x 1m high barrier similar to the existing barrier, shown below for reference.



- 2.5 A telegraph pole storage area is to be located at the rear of the site, which has been designed by, and to be installed by, a specialist. Works have now commenced in this area due to the necessity to keep programme with the national infrastructure works underway by BT. The raised stone bed is lined with an impermeable membrane and drained to an interceptor.



- 2.6 The narrow strip of land shown fenced off to the rear of the site is set aside for a future civils training area and will be left as rough ground. The idea is to train employees trench excavating, duct and pipework laying etc.

3.0 Heritage Statement

The site is not within a Conservation Area.

4.0 **Parking Provision**

- 4.1 The existing parking area to the front of Unit 14 will be expanded to provide additional car and van parking. The proposed car parking surface will be macadam to match the existing and discharge to ACO drains and into the ground via a soakaway. Percolation tests have been undertaken and the ground is suitable for a soakaway. The existing macadam car park is shown below for reference



- 4.2 The rear area, marked on the plan as Hardstanding, Storage and Parking, will be left stoned up as per the photograph below.

